

## **12-1-22 SIGN REGULATIONS**

### **12-1-2201 PURPOSE**

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The sign regulations are intended to provide standards for the installation of signs in a manner that will promote the general welfare of the community. This shall be accomplished by encouraging good, harmonious design, and by establishing appropriate size and location requirements. Such regulations shall allow businesses to identify themselves and the goods or services they offer; safeguard and enhance property values; protect the public health, safety, and welfare of the citizens of Juab County.

### **12-1-2202 PERMIT REQUIRED**

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It shall be unlawful for any person whether acting as owner, occupant, or contractor, or otherwise, to erect, construct, reconstruct, enlarge, locate or alter any sign within the Juab County contrary to any provisions of this Title without first obtaining a permit. No such permit shall be issued until the proposal and application have been reviewed and approved by the Planning Commission or Administrator, as provided in Section 12-1-305,3,c.

### **12-1-2203 ENFORCEMENT**

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1. The Administrator shall be vested with the duty of enforcing these sign regulations. In performance of such duty the administrator shall be empowered and directed to issue permits for the construction, alteration, or repair of signs.
2. The Administrator shall ascertain that all signs, constructions, reconstructions or modifications or existing signs are built or constructed in conformance with the Zoning Ordinance, Building Codes, and the specific requirements of this Title.
3. The Administrator shall issue a notice of violation to the person having charge or control or benefit of any sign found to be unsafe or in violation of this Title.

4. If an unsafe or illegal sign is not repaired, modified, or removed within ten working days after issuing said notice, the Administrator shall at once abate and remove said sign. The owner, or person having charge or benefit of any such sign shall pay to Juab County, within 30 calendar days after written notice is mailed to such person, the costs incurred in such removal.

#### 12-1-2204 PLANNING COMMISSION REVIEW

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At the time new buildings or developments are presented for site plan review, proposals for all signs to be installed on any buildings or premises shall be reviewed and will require Planning Commission approval. Signs to be added to existing buildings or uses, or signs that are to be enlarged, changed, or substantially modified, shall also be reviewed and approved by the Planning Commission.

#### 12-1-2205 REQUIRED DRAWINGS AND INFORMATION

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All applications for approval shall be accompanied by drawings drawn to scale and dimensioned, and which illustrate the following:

1. A site plan with dimensioned property lines showing existing and proposed buildings, and parking areas.
2. On the site plan, the location of all existing or proposed signs on buildings or premises.
3. Full color elevations of all signs, showing the dimensions and square foot area, the dimensions of the wall upon which the sign is to be erected, and the size of any existing signs on the same wall, if any.
4. Height and size of all free-standing signs.
5. Type of sign illumination, if any.

6. Details of sign construction and attachment.

## 12-1-2206 MEASUREMENT OF SIGNS

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In determination of the square footage and height of signs, the method of measurement shall be as follows:

1. Sign copy mounted or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy:

Sign area shall be measured as that area contained within the outside dimensions of the background panel or surface.

2. Sign copy mounted as individual letters and/or graphics against a wall or fascia of building or other structure that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy:

Sign area shall be measured as the area enclosed by the smallest single rectangle that will enclose all sign copy.

3. Sign copy mounted or painted on an illuminated sign or illuminated architectural element of a building:

The entire illuminated surface or illuminated architectural element which contains sign copy shall be counted as sign area.

4. Number of sign faces: One--Area of the single face only.

Two--If the interior angle between the two sign faces is 45 degrees or less, the area will be the area of one face only; if the angle between the two sign faces is greater than 45 degrees, the sign area will be the sum of the areas of the two faces.

Three or more--The sign area shall be the sum of the areas of the three or more faces.

Spherical, free-form, sculptural, other non-planar signs--Sign area shall be the sum of the areas of the four vertical sides of the smallest polyhedron that will encompass the sign structure.

5. Sign area shall include the areas of all permitted signs, except non-residential district directional signs assisting in the flow of traffic, street addresses, or signs necessary for safety (e.g., stop engine, no smoking) that do not exceed two square (2) feet in area.
6. For a sign having more than one component - e.g. a service station identification/price sign combination on a monument base - mounted on the same surface; the sign area shall be the area of the smallest rectangle that will encompass the several components of the sign.
7. Height of free-standing signs shall be the distance from the top of the sign structure to the top or curb or crown of roadway where no curb exists. The height of any monument base or other structure erected to support or ornament the sign shall be measured as part of the sign height.
8. Height of wall or signs shall be the distance from the top of the sign structure to the top of curb or crown of road where no curb exists.

## 12-1-2207 PROHIBITED SIGNS

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Signs not specifically authorized are prohibited, including but not limited to the following:

1. Political signs in public rights-of-way or public property.
2. Signs announcing the proposed development of property prior to site plan approval or after issuance of certificate of occupancy.
3. Movable signs.

4. Signs mounted, attached, or painted on trailers, boats, or motor vehicles when parked for extended periods of time on or near the premises.
5. Roof signs, or signs that project above the highest point of the roof line or parapet of the building.
6. Outdoor Advertising Signs (Billboard).
7. Any sign with intermittent or flashing illumination, animated, or moving signs.
8. Signs that emit sound.

#### 12-1-2208 CLEAR VIEW OF INTERSECTING STREETS

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In all zone districts which require a front yard, no sign shall be placed on any corner lot within a triangular area formed by the street property lines on a line connecting them at points forty (40) feet from the intersection of the street lines.

#### 12-1-2209 CHANGE OF BUSINESS NAME

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Whenever the name of a business changes, the signs on the premises shall be modified to bring them into conformance with these regulations, even though the intended change is a change of sign copy only. This regulation shall not apply to directory signs designed with interchangeable letters or panels.

#### 12-1-2210 RESIDENTIAL DISTRICTS - RESIDENTIAL USES

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The following signs shall be permitted in residential districts for residential uses, according to the following regulations:

1. Identification Signs. A sign not exceeding one square foot in area, giving the name only of the land or building in which displayed, or of the owner or lessee thereof.

2. Temporary Signs (See Section 12-1-2213).
3. Permanent Subdivision Identification Signs for recorded subdivisions in accordance with the following:
  - a. Maximum area of such sign to be twenty-four (24) square feet with a maximum height of five (5) feet.
  - b. Such signs to be monument type. i.e., individually mounted letters on a free-standing wall.
  - c. Final location of such signs to be approved by the Planning Commission.
  - d. Such signs shall be located in a landscaped area of at least two (2) square feet per each one (1) square foot of sign area.
4. Directional or Public Necessity Signs: Not to exceed one (1) square foot in area; such signs shall not exceed two (2) feet in height.
5. Home Occupation Signs: One unlighted, wall-mounted sign not to exceed four (4) square feet.
6. Identification Signs for Apartments and Condominium Complexes as follows:
  - a. A free-standing sign, not exceeding 24 square feet in area. Such sign shall not exceed 10 feet in width or 5 feet in height. Such sign must be located at least 5 feet from any property line.
  - b. A wall sign, not exceeding 6 square feet in area. Height of such sign shall not exceed 10 feet.
7. Mobile Home and Trailer Parks Identification Signs:
  - a. All signs permitted in Section 12-1-2210.

- b. One identification sign for each entrance to the park. Each sign shall not exceed 24 square feet in area, 5 feet in height, nor 10 feet in width, and such sign shall be located at least 5 feet from any property line.

## 12-1-2211 RESIDENTIAL DISTRICTS - NON-RESIDENTIAL USES

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The following signs shall be permitted in residential districts for non-residential uses according to the following regulations:

1. All signs permitted in Section 12-1-2210.
2. Civic organizations and governmental buildings may be identified on group display structures in accordance with the following standards:
  - a. Such structures shall be on arterial streets and in commercial or industrial districts and within 1 mile of the city limits.
  - b. Structures shall not be over 5 feet in height or an area in excess of 40 square feet.
  - c. The signs shall not be illuminated.
  - d. Each civic organization sign shall be limited to a maximum area of 2 square feet.
  - e. Exact location and design of the sign structure shall require approval of the Planning Commission.

Churches shall not be included in the above.

3. Identification signs displaying only the name of the building or tenant business with a total maximum sign area not exceeding 24 square feet. Such signs may be wall-mounted with a maximum height of 10 feet, and/or such signs may be free-standing according to the following:

- a. One free-standing identification sign shall be permitted with a maximum height of 25 feet. A second such free-standing sign shall be permitted for a lot whose front property line measures greater than 80 lineal feet. Where two free-standing signs are permitted they shall be located at least 60 feet apart.
  - b. Free-standing identification signs shall be located at least 5 feet from any property line.
  - c. A landscaped area shall be provided, on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of 4 square feet for each one square foot of sign area.
4. In addition to the above, each tenant may be allowed 3 square feet of non-illuminated sign area, identifying his business to be located on the wall adjacent to the entry of the tenant's business.
  5. In addition to the above, a directory with a maximum area of 5 square feet and a maximum height of 5 feet may be permitted behind the required front yard setback.

## 12-1-2212 COMMERCIAL AND INDUSTRIAL DISTRICTS

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Signs will be allowed in Commercial and Industrial Districts as follows (includes nonresidential):

1. All signs permitted in Section 12-1-2211.
2. Civic organization identification signs same as provided in Section 12-1-2211, 2.
3. Business signs shall be in accordance with the following regulations:
  - a. The total aggregate area of one face of all signs on the premises pertaining to any one business shall not exceed 50 square feet. However, if the portion of the building adjacent to the street-property line measures more than 50 feet, then the aggregate area of one face of all such signs on the premises may be



increased in area at the rate of one square foot of sign area for each foot of building frontage in excess of 50 lineal feet; but the total aggregate area of one face of all such signs on the premises shall not exceed 100 square feet for each business. For corner buildings, only the main entrance frontage shall be so measured.

b. Free-standing identification signs shall be counted as a portion of the total aggregate sign area of the premises and shall be restricted to the following:

(1) One free-standing identification sign for each street upon which the lot has frontage.

(2) Maximum height shall be 35 feet.

(3) Such signs shall have a maximum area of 24 square feet.

(4) Such signs shall not be closer than 30 feet to any residential district.

(5) A landscaped area shall be provided on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of 4 square feet for each square foot of sign area, and such sign shall be located at least 5 feet from any property line.

4. Price signs, for service stations only in accordance with the following:

a. Maximum area shall not exceed 12 square feet each and shall be counted in the total aggregate sign area of the premises as permitted above.

b. Maximum height shall not exceed 35 feet.

c. One free-standing price sign per each street frontage on which the service station has frontage, and such sign shall be located at least 5 feet from any property line.

d. A landscaped area shall be provided on site at the street frontage, at the base of the free-standing sign, with said landscaped area of 4 square feet for each

square foot of sign area.

- e. The maximum sign area for free-standing signs per street frontage shall not exceed 24 square feet including all identification and price signs.
5. Menu boards, for drive-in or drive-through restaurants, shall be in accordance with the following:
- a. One free-standing or wall-mounted menu board per business and shall be located not less than 45 feet from the street line.
  - b. Maximum area shall not exceed 12 square feet and shall be counted in the total aggregate sign area of the premises.
  - c. Maximum sign height shall not exceed 5 feet for free-standing menu signs.
  - d. A landscaped area shall be provided, at the base of the free-standing sign with said landscaped area of 4 square feet for each square foot of sign area.
6. Signs for building complexes or centers shall be in accordance with the regulations listed below. For purposes of this , a building complex or center shall mean any number of businesses greater than one, which buildings share the same site, using common points of ingress and egress to and from the site.
- a. The total aggregate area of one face of all signs on the premises pertaining to any one business shall not exceed 40 square feet. However, if the portion of the building adjacent to the street-property line measures more than 40 feet, then the total aggregate area of one face of all such signs on the premises may be increased in area at the rate of one square foot of sign area for each foot of building frontage in excess of 40 lineal feet; but the total aggregate area of one face of all such signs on the premises shall not exceed 80 square feet for each business. For corner buildings, only the main entrance frontage shall be so measured.
  - b. One free-standing identification sign per street frontage for the entire site is permitted in accordance with the following:

- (1) Such signs shall identify the center only, and shall not be counted in the total aggregate sign area for individual business identification.
- (2) Maximum area of 24 square feet per sign, and maximum height of 5 feet.
- (3) A free-standing sign identifying an individual business rather than the center shall be obtained only by the approval of the Planning Commission.

Such sign shall be limited to 24 square feet and shall be counted as a portion of the total aggregate sign area allowed for the business, and such sign shall be located at least 5 feet from any property line.

- (4) A landscaped area shall be provided, on site at the base of the free-standing sign, with said landscaped area of 4 square feet for each square foot of sign area.
- c. All wall signs for individual businesses shall be uniform in terms of colors, shapes, and maximum vertical dimension with all other such signs in the center. A proposal for signing for the entire center shall be submitted prior to the issuance of any sign permit.

## 12-1-2213 TEMPORARY SIGNS

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The following signs shall be permitted in all zone districts according to the following regulations:

1. Sale, Lease, or Rent Signs: non-illuminated and not exceeding 6 square feet in aggregate area and 5 feet in maximum height pertaining only to the land or building upon which displayed.
2. Subdivision Advertising Signs: To be located on the site or within three quarters of a mile radius of the recorded subdivision and in accordance with the following schedule:

- a. One sign per arterial street or major entry.
  - b. Maximum sum of all such signs to total 160 square feet.
  - c. Maximum height above grade level shall be 18 feet for all such signs.
  - d. Such signs may be illuminated only by non-flashing lights and so shielded that only the face of the sign is illuminated.
  - e. Such signs may be maintained for a period of 2 years, or until all the lots in the subdivision are sold, whichever occurs first.
  - f. Such signs shall not be located within 100 feet of any existing residential structure.
  - g. All off-site subdivision signs shall be subject to approval by the Planning Commission.
3. Banners, Pennants, and Displays: Shall be permitted for a maximum of 30 consecutive days beginning with the first day of business operation.